



**UNOFFICIAL**

**CITY OF NEWPORT BEACH**  
**Citizen Advisory Panel Meeting**  
**Santa Ana Heights Landscaping - Design Guidelines**

**Meeting Minutes**

**Fire Station 7 Santa Ana Heights**  
**20401 SW Acacia Street**  
**at Acacia and Mesa-Birch**  
**Wednesday, September 21, 2011**  
**2:30 p.m. to 4:00 p.m.**

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Mayor Michael Henn, Council Member Liaison  
Kimberly Brandt, Community Development Director  
Jim Campbell, Principal Planner  
Ben Zdeba, Planning Technician  
Dave Webb, Deputy PW Director/City Engineer  
Iris Lee, Senior Civil Engineer  
Dennis Stone, Project Consultant

**Committee Members:**

Tim Stoaks  
Sarah Wilkinson

The meeting was called to order at 2:35 p.m.

All Committee Members were present. Director Brandt, Deputy Director Webb and Ben Zdeba were not in attendance due to other commitments.

Mayor Henn provided introductory comments and noted that his role is as a liaison to the Ad-hoc Revitalization Committee.

1. Approval of Minutes from August 17, 2011, Meeting

The Committee unanimously approved the minutes as presented.

2. Update on Items from August 17 Meeting (*Attachment 1*)

Dennis Stone provided an overview of the discussion and an update on items from the prior meeting. He reminded the Committee of the concept of working within the scope of the assigned task. The Committee's input would be incorporated within a conceptual plan as opposed to a detailed construction set of documents.

3. Presentation by Landscape Architect, Harry Kobzeff, TCLA

Harry Kobzeff described the planting area. The width of the planting areas ranges between 6 to 35 feet with the wider areas east of the 73 off-ramp to Jamboree. He gave an overview of the planting concept that would consist of a taller screen element at the back to screen the existing fence abutting the 73 Freeway. A mid-level planting area with varying plants would be in front of the taller element and then a lower area with ground cover in front. The height and width and species would vary to provide interest, but there not be numerous elements. The design would need to take into consideration that Bristol South is a higher speed street and not pedestrian. The design would not incorporate taller trees given existing overhead utility lines. Mr. Kobzeff highlighted an expanded draft planting palette made up of the plantings along Bristol Street North, Irvine Avenue, Fire Station #7 and the Mesa Birch Park. He indicated that several of the plants indicated would not be appropriate and they were removed from the palette as they would require too much water, not tolerate the sun or increased maintenance. The Committee generally accepted the basic principles and asked for a revised/consolidated palette for the next meeting.

4. Roundtable Discussion of Landscape Palette and Options

Mr. Stokes indicated that stepped up code enforcement along the south side of the street (private property) is an opportunity we cannot pass up. Mr. Stokes stressed a need to include hardscape items like a split rail fence. Mr. Stokes wanted to explore the opportunity to include hardscape items in the Bristol Street North project to promote continuity and he expressed a desire to include Bristol Street North as well. Mayor Henn indicated that he viewed Bristol Street North as part of the airport area and not part of Santa Ana Heights, but that recommendations to enhance Bristol Street North could be included provided they don't distract from the CAP's mission or delay implementation of Bristol Street North improvements. The Committee agreed that the area west of Irvine Avenue should be included as that area is an important entry in need of attention. Ms. Wilkinson requested that the designer look at opportunities to include public art and entry monumentation. Ms. Wilkinson stressed the need to maintain appropriate and coordinated openings for views across the 73 Freeway as a design element. The Committee discussed the possibility to create and provide landscape elements for the south side of the Bristol as a guideline for use when those properties redevelop. The Committee agreed that appropriate entry monument signs should be incorporated within the design.

5. Public Comments

Jim Moser made three points: 1) the public should be afforded an opportunity to comment on each agenda item before the next item is discussed, 2) the Irvine Avenue off-ramp is a more significant entry/gateway than the off-ramp to the east and more attention should be given to the westernmost portion of the project area, and 3) comments made about the lack of violations on record for properties on the south side of Bristol Street is different than unreported violations.

6. Next Meeting – November 2, 2011, 4:00 p.m., Fire Station 7, Santa Ana Heights.

7. City website – <http://www.newportbeachca.gov/index.aspx?page=1959>

8. The meeting was adjourned at 3:50 p.m.